



## City of Pittsburg

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# Notice of Availability

## WesPac Pittsburg Energy Infrastructure Project

### Recirculated Draft Environmental Impact Report

State Clearinghouse No. 2011072053

July 23, 2013

**BACKGROUND:** The Recirculated Draft Environmental Impact Report (Recirculated Draft EIR) is part of the environmental review process for the proposed WesPac Pittsburg Energy Infrastructure Project (project). This document is considered a Recirculated Draft EIR because new and significant information and analyses have been added or changed throughout the original Draft EIR after it was circulated for public comment in June 2012. For clarity, this document will be hereby referred to as the Recirculated Draft EIR, and the previously circulated Draft EIR will be referred to as the Draft EIR. The Draft EIR for the project was made available for public comment for a 45-day public review period, beginning on June 12, 2012, and ending on July 27, 2012. The City of Pittsburg (City) received 17 comment letters. After the close of the public comment period, a revision to the project description was requested by the Applicant in order to add a new method for oil delivery via rail, which was originally excluded from the project analysis. In order to analyze the change in the project description and conduct additional analysis deemed necessary in response to comments received on the Draft EIR, it was determined that significant new information would need to be added to the Draft EIR, warranting a recirculation of the document.

In accordance with California Environmental Quality Act (CEQA) Guidelines §15088.5(f)(1), comments on the Recirculated Draft EIR received during the public comment period will be reviewed and written responses prepared accordingly. As the Recirculated Draft EIR is substantially revised relative to the original Draft EIR and the entire document is being recirculated, the City of Pittsburg, as lead agency, is requiring reviewers to submit new comments. Previously received comments on the original Draft EIR will remain part of the Administrative Record but do not require a written response in the Final EIR. Instead, written responses to comments will be limited to those received following issuance of this Recirculated Draft EIR.

**PROJECT LOCATION/DESCRIPTION:** WesPac Energy–Pittsburg LLC (WesPac) proposes to modernize and reactivate an existing oil storage and transfer facility located at the NRG Energy, Inc. (formerly GenOn Delta, LLC) Pittsburg Generating Station in Pittsburg, California, known as the WesPac Pittsburg Energy Infrastructure Project (project). The proposed WesPac Energy–Pittsburg Terminal (Terminal) would be designed to receive crude oil and partially refined crude oil from trains, marine vessels, and pipelines, store the oil in the existing storage tanks, and then transfer the oil to nearby refineries. For the delivery of crude oil and partially refined crude oil by train, a new Rail Transload Operations Facility (Rail Transload Facility) would be constructed on a nearby existing rail yard, to be leased from the BNSF Railway Company. The proposed project is needed to relieve increasing concerns about available storage and receiving capacity for crude oil and partially refined crude oil in California and the San Francisco Bay Area from

distant sources. Increased receiving capacity of crude oil from marine vessels would also relieve ship congestion in the San Francisco Bay. The proposed project would involve the repair, upgrade, and replacement of existing facilities and the construction and installation of new facilities for the purpose of increasing regional receiving capacity, storage capacity, and the revitalization of existing idled infrastructure. The proposed project would bring the facility into compliance with industry standards and with other applicable regulatory requirements. All products handled at the Terminal would be transported by rail, ship, barge, or pipeline; no products would be transported by truck as part of the proposed project.

The main components of the project consist of:

- Modernization, reactivation and replacement (in some instances) of the facilities associated with the existing onshore storage terminal, including both the East Tank Farm and South Tank Farm, and onshore storage terminal piping. Replacement of four tanks within the South Tank farm, and upgrades or replacement of ancillary equipment, such as pumps, heaters, manifolds, thermal oxidizer, fire water pumps, stormwater collection pond, and oil water separator;
- Installation of a new Rail Transload Facility, including landing and departure track, transloading area, administration building, associated utilities and stormwater management system;
- Modernization and reactivation of the existing marine terminal;
- Installation of a new office and control building, warehouse building, substation, and other onshore and offshore facilities for the operation of the Terminal; and,
- Repair of the existing connection to the San Pablo Bay Pipeline, installation of a proposed new pipeline connection to the Chevron KLM Pipeline, and installation of a proposed new pipeline connection to the Rail Transload Facility.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Recirculated Draft EIR identifies potentially significant environmental effects for which mitigation would be required, as a result of the project development. These are in the areas of:

- Aesthetics
- Air Quality
- Aquatic Resources
- Terrestrial Resources
- Hazards and Hazardous Materials
- Cultural Resources
- Public Services and Utilities
- Land Use and Recreation
- Land Transportation

The Recirculated Draft EIR also identifies a number of potentially significant and unavoidable environmental impacts associated with the project. Construction emissions are estimated to be in excess of the thresholds of significance identified in the Bay Area Air Quality Management District CEQA Guidelines, even after implementation of best management practices and mitigation measures, which would be expected to result in unavoidable and adverse impacts to air quality and greenhouse gas emissions.

Significant and unavoidable impacts to aesthetics, aquatic and terrestrial resources, hazards and hazardous materials, public utilities, land use and recreation, and water resources could also occur in the event of an accidental release of oil at or near the Terminal, Rail Transload Facility, or associated pipelines, even after implementation of mitigation measures. However, spill probabilities are low, and a number of federal and state regulations have been enacted that address design and construction standards, operational standards, and spill prevention and response measures. The combination of these laws, proposed environmental commitments, and proposed mitigation measures, would reduce the severity of the impacts to the resources listed above; however, depending on the size and location of the spill, the season and weather conditions, and the first-response cleanup effort, an accidental spill could still result in unavoidable and adverse impacts to the resources listed above.

**HAZARDOUS MATERIALS AND HAZARDOUS WASTES SITES:** The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project footprint. While the specific project site has not been found on the Cortese List, the project does involve use of the San Pablo Bay Pipeline which crosses three properties identified on the Cortese List, all of which are described below:

- Between milepost (MP) 12 and MP 13 (see DEIR Figure 10-1: Locations of Cortese List Sites), the pipeline passes along the southern edge of the former Shell Land Disposal site. There are no specified chemicals of concern at this site, and no remedial actions have been taken (SWRCB, Geotracker, 2011).
- Between milepost MP 11 and MP 12 (see DEIR Figure 10-1), the pipeline passes along the southern edge of the Pacific Atlantic Terminal site. Potential constituents of concern at this site include arsenic and lead (DTSC Envirostor, 2011; SWRCB Geotracker, 2011).
- Between milepost MP4 and MP 9, the pipeline passes through the portion of the Concord Naval Weapons Station (CNWS) known as the “Tidal Area,” also known as the Military Ocean Terminal Concord site and the Naval Weapons Station Seal Beach, Detachment Concord. The site is a Department of Defense ammunitions transshipment port under the operation of the Department of Army. Several contaminated soil and groundwater locations exist on the CNWS property. Located in proximity to the pipeline, soil and groundwater contaminated with petroleum hydrocarbons is present near the eastern parcel boundary, and a site with mercury-contaminated soil is positioned near the western parcel boundary. Additionally, soil and groundwater contamination resulting from the historical disposal of wooden materials treated with preservatives (e.g., chromium, arsenic, and copper) may be present along the pipeline (Friedman, 2011; SWRCB Geotracker, 2011).

**PUBLIC COMMENT PERIOD:** Written public comments on the Recirculated DEIR for the WesPac Project will be accepted during a minimum 45-day public review period, beginning on **Tuesday, July 23, 2013**, and continuing through **Friday, September 13, 2013**. Written comments may be mailed or faxed to the attention of Kristin Pollot at the address and fax number listed above, or comments may be sent via email to [kpollot@ci.pittsburg.ca.us](mailto:kpollot@ci.pittsburg.ca.us).

All comments must be received no later than 5:00 pm, on **September 13, 2013**.

**PUBLIC MEETING:** The City of Pittsburg, acting as Lead Agency for the project, will also accept comments on the Recirculated DEIR at a public workshop, to be held on **Monday, August 26<sup>th</sup>, 2013, at 6:00 p.m.**, at Pittsburg City Hall, 65 Civic Avenue, Pittsburg, California.

**AVAILABILITY OF THE DRAFT EIR:** Copies of the Draft EIR are available for review at the following locations:

City of Pittsburg  
Planning Department  
65 Civic Avenue  
Pittsburg, CA 94565  
Phone: (925) 252-4920

Pittsburg Library  
80 Power Avenue  
Pittsburg, CA 94565  
Phone: (925) 473-8390

The Recirculated DEIR may also be found online at:

[www.ci.pittsburg.ca.us/index.aspx?page=217](http://www.ci.pittsburg.ca.us/index.aspx?page=217)

Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the Planning Department.

**REFERENCES:**

Department of Toxic Substance Control (DTSC). 2011. *Envirostor*. Online:  
<http://www.envirostor.dtsc.ca.gov/public/>. Site visited October 5, 2011.

Friedman, Alan, California Regional Water Quality Control Board Case Worker. Email communication with J. Barros, TRC. October, 17, 2011.

State Water Resources Control Board (SWRCB). 2011. *Geotracker*. Online:  
<http://geotracker.waterboards.ca.gov/>. Site visited October 5, 2011.